



FOR SALE

INDUSTRIAL SITE WITH LEASED 1920S STRUCTURE



ALLAPATTAH | MIAMI, FL 33142
2180 NW 18 AVENUE
LEASED THROUGH ENTITLEMENT

\$750,000

LIST PRICE

6,140 SF

TOTAL LOT SIZE

D2

ZONING

2,283 SF

BUILDING SIZE

FAUSTO COMMERCIAL PRESENTS

Allapattah is Miami's last working urban-core industrial district — a pocket of by-right manufacturing, storage and distribution inside city limits, minutes from the Health District, Wynwood and I-95. Supply does not replenish here: the neighborhood is built out, and only 25 industrial sales traded in 2025 against a median warehouse size of 8,253 SF. The city's \$800M Allapattah revitalization plan directs \$90M to infrastructure, led by the NW 17th Avenue streetscape one block west of the site.

INVESTMENT HIGHLIGHTS

- 90% lot coverage, zero side and rear setbacks, height to 8 stories
- Allapattah pricing leads Miami's core industrial at \$325/SF
- Existing tenant in place carries the site through entitlement

ALLOWABLE USES

MANUFACTURING

SELF-STORAGE

FOOD PRODUCTION

WAREHOUSE

AUTO REPAIR

SHOWROOM

DISTRIBUTION

CONTRACTOR YARD

OFFICE / FLEX

EXCLUSIVELY LISTED BY



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